

Larson Associates Architects, Inc

### Project Narrative

The proposed project is a 5,785 S.F. shell office structure intended for development as office suites located at 14020 N. Northsight Blvd. It will also be equipped with 2,297 S.F. of basement space for long-term storage by the primary tenant, Crown Builders, Inc. The project is located on the Southwest corner of N. Northsight Boulevard and 87<sup>th</sup> Street. The parcel is completely empty aside from a small portion of landscape from the overall development. There is also a service drive that bisects the property for access to the lot directly to the south. The site is zoned S-R PCD so the proposed use is an acceptable and non-use permit activity. The building's entire first floor will be used for office space (1 space per 300 ft<sup>2</sup>) while the basement will be used exclusively for storage (warehouse - 1 space per 800 ft<sup>2</sup>), providing a total of 24 spaces, which are three spaces above the required 21 spaces.

The building proposed is a single story, masonry structure with low-slope concrete tile roof. The building will also have an impressive standing-seam metal clad barrel vault that acts as the primary entrance element. The low-slope roof will contain parapets that have been sufficiently designed to allow rooftop mechanical units to be placed and completely screened. The exterior materials will be integral colored masonry units in a variety of colors, finishes and textures, as well as painted stucco fascias. The glazing system, Bronze glass in medium Bronze colored anodized aluminum frames, will be at 8'-0" high in standard windows, with exception at the building corners and the entries which will rise to 10'-0" and 17'-6" in height, respectively.

The current plan shows the space as one single suite but the final layout may yield as many as two suites dictated by the owners needs upon final TI design and leasing patterns.

Colors have been chosen and the intended palette consists of mostly earth tones and bronze finished exterior light fixtures. Landscape materials and trees will follow the establish palette of low water use desert vegetation.

**Larson Associates Architects, Inc.**

**Jim Larson  
Principal**

### CITY OF SCOTTSDALE NOTES

NOTE: ALL EXTERIOR EXHAUSTS, DUCTS, VENTS, ETC., ARE TO BE THE COLOR OF THE TALLEST UNIT OR PARCEL OR SCREEN BILL. EXCEPT PROVIDED, THE COLOR OF THE DUCT, COLOR AND REAR EXHAUST, UTILITY, AND CONDUIT COLOR SHALL NOT BE DARKER THAN THE EXTERIOR COLOR AND ARCHITECTURAL FINISH OF THE TALLEST UNIT OR PARCEL. COLOR OF THE EXTERIOR COLOR OF THE TALLEST UNIT OR PARCEL SHALL BE THE COLOR OF THE COLOR OF THE TALLEST UNIT OR PARCEL.

NOTE: ALL EXTERIOR UTILITIES OR OTHER ATTACHMENTS ATTACHED TO THE BUILDING SHALL BE HORIZONTAL, THAT IS, SCAFFOLD COLOR IN TERMS OF ROPES, COLOR, AND TEXTURE.

NOTE: ALL SAME PLANE SEPARATE BRANCHES.

APPENDIX AND PERMITS

NOTE: NO EXTERIOR VEHICLE LADERS SHALL BE ALLOWED.

NOTE: IF OWNER DECIDES TO INSTALL A PLAFONIER AT ANY TIME, IT MUST BE A ONE PIECE CONCRETE TAPERED TYPE.

NOTE: NO EXTERIOR PUBLIC ACCESS OR SPACER SYSTEMS WILL BE ALLOWED.

NOTE: ALL EXTERIOR EXHAUSTS, DUCTS, VENTS, ETC., ARE TO BE THE COLOR OF THE TALLEST UNIT OR PARCEL. COLOR AND REAR EXHAUST, UTILITY, AND CONDUIT COLOR SHALL NOT BE DARKER THAN THE EXTERIOR COLOR OF THE TALLEST UNIT OR PARCEL. COLOR OF THE EXTERIOR COLOR OF THE TALLEST UNIT OR PARCEL SHALL BE THE COLOR OF THE COLOR OF THE TALLEST UNIT OR PARCEL.

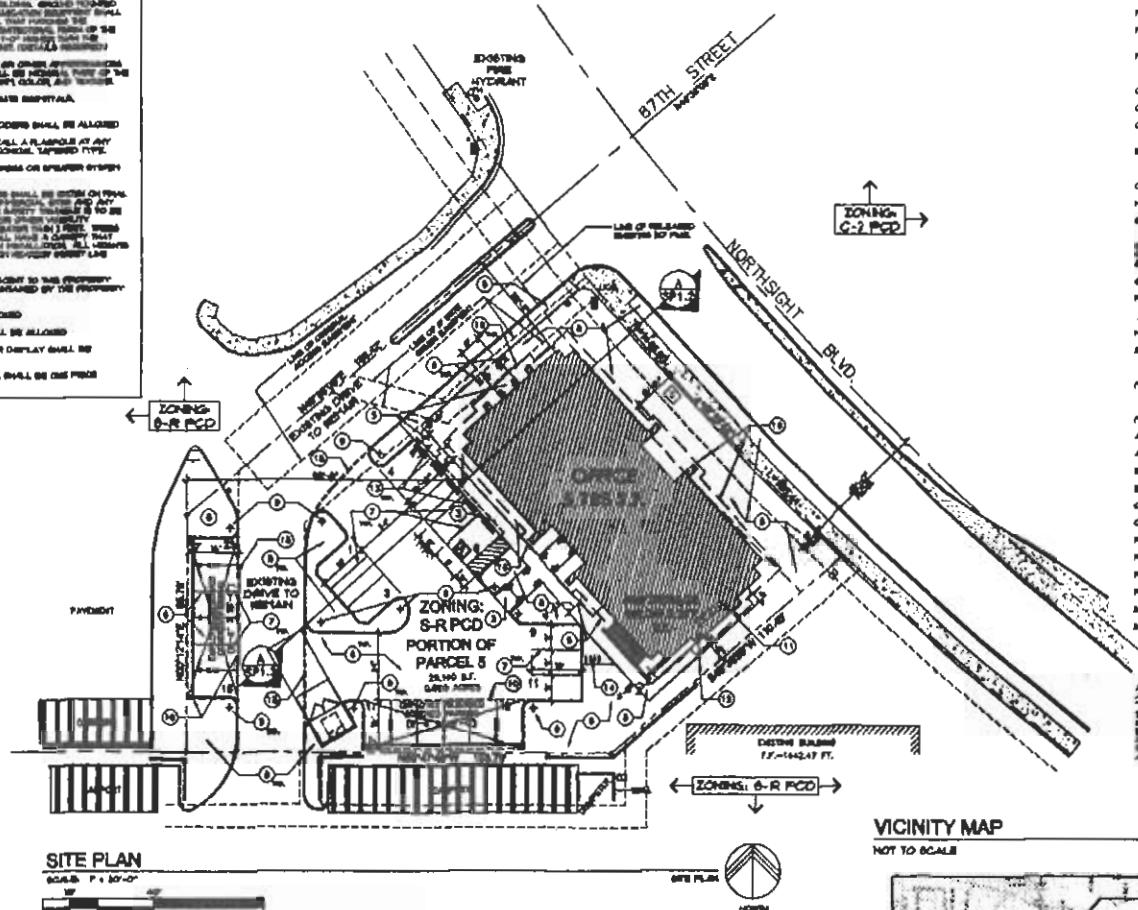
NOTE: ALL PEDESTRIAN ACCESS ADJACENT TO THIS PROPERTY, PROVIDED, SHALL BE LANDSCAPED AND TREATED AS THE PROPERTY OWNER.

NOTE: DOORWAY BILL IS NOT ALLOWED.

NOTE: NO GATE LINE PERMITS BE ALLOWED.

NOTE: NO EXTENSION VEHICLES OR DISPLAY BILL BE ALLOWED.

NOTE: PLAFONIERS, IF PROVIDED, SHALL BE ONE PIECE CONCRETE TAPERED.



### PROJECT INFORMATION

#### PROJECT DESCRIPTION:

PROJECT AREA:

NEW BLDG. BUILDING COMPOSITION OF OFFICE AND  
WALK-IN OFFICE SPACE WITH RELATED SITE WORK

PROJECT ADDRESS:

1000 N NORTHSIGHT BLVD.  
SCOTTSDALE, ARIZONA 85260

PROJECT OWNER:

STANTE PROPERTIES LLC

CURRENT ZONING:

SCOTTSDALE AT 85260

OCUPANCY CLASSIFICATION:

S-R PCD

OCUPANCY LOAD:

B

EDITS:

ALLIED, PROVIDER

CONSTRUCTION TYPE:

W-B (TALL) SPANNED

NUMBER OF STOREYS:

1 STORY

GROSS BUILDING AREA:

ALLOWABLE FLOOR DOCUMENTATION 10,000 SF  
NON-STRUCTURAL AREA DOCUMENTATION 10,000 SF  
STRUCTURAL AREA DOCUMENTATION 10,000 SF  
GROSS BUILDING AREA DUE TO AUTOMATIC APPROVAL SYSTEM

GROSS BUILDING AREA PROVIDED:

10,000 SF (ONE BLDG. 10,000 SF ALLOWABLE)

FLOOR AREA - ONE BLDG. 10,000 SF

STRUCTURE FLOOR

NET LOT AREA (ACRES):

0.0000

STRUCTURE AREA:

ALLIED, PROVIDER

PARKING SPACES REQUIRED:

0 SF (0 SF)

PARKING SPACES PROVIDED:

25 SPACES (25 STANDARD + 1 VAN ACCESSIBLE)

ACCESIBLE PARKING SPACES PROVIDED:

7 (24 X 37 + 1 ACCESSIBLE SPACES)

ACCESIBLE PARKING SPACES PROVIDED:

7 VAN ACCESSIBLE SPACES + 1 VC

BICYCLE PARKING SPACES PROVIDED:

1 FREE 10 PLATEAU SPACES + 12 X 2 SPACES

BICYCLE PARKING SPACES PROVIDED:

4 SPACES + 1 VC

OPEN SPACE PROVIDED:

0.0000 SF + 0.0000 SF

PROX. OPEN SPACE PROVIDED:

0.0000 SF + 0.0000 SF

PROX. OPEN SPACE PROVIDED:

0.0000 SF + 0.0000 SF

PARKING LOT LANDSCAPE REQUIRED:

0.0000 SF CHARGES LOT AREA + 0.00 SF

PARKING LOT LANDSCAPE PROVIDED:

0.00 SF + 0.00 SF

INTERNAL PARKING LANDSCAPE REQUIRED:

0.00 X 0.00 PARKED LANDSCAPE + 0.00 + 0.00 SF

INTERNAL PARKING LANDSCAPE PROVIDED:

0.00 SF + 0.00 SF

ALL CONTRACTORS SHALL SUPPLY WITH THE FOLLOWING BOARDS AND ATTACHMENT FOR THEIR ADVERTISING PURPOSES:

SOIL INTERNATIONAL, BLDG. CODE  
SOIL UNIFORM PLATEAU CODE, DOCUMENT 700  
SOIL INTERNATIONAL PLATEAU CODE - EXPLANATION 3001  
SOIL NATIONAL ELECTRICAL CODE, DOCUMENT 3001  
ADAMS / CIBSE / ASCE TU-400 STAND REGULATIONS

### SITE KEYNOTES

- ① NEW ON GROUND ENCLOSURE - SEE CITY DETAILS
- ② ACCESSIBLE RAMP
- ③ ACCESSIBLE PARKING SPACES - SEE DETAILS
- ④ ACCESSIBLE PARKING SPACES - SEE DETAILS
- ⑤ NEW CONCRETE MOUND - SEE SITE PLAN FOR DIMENSIONS
- ⑥ ASPHALT PAVING - SEE CIVIL PLANS - TYP.
- ⑦ PARKING SPACES - SEE SPECIFICATIONS - TYP.
- ⑧ LANDSCAPE AREA - SEE LANDSCAPE DIMENSIONS - TYP.
- ⑨ LAMPING BOLLARD - SEE ELECTRICAL DRAWINGS
- ⑩ COLORED PAVEMENT WITH UNDER EGRESS LIGHTS - SEE ELECTRICAL DRAWINGS - TRAFFIC INDICATOR - COLOR: TAN - GRAIN - INTEGRATED ILLUMINATED METAL SHELL BE USED ON CARRIAGE
- ⑪ LOCATION OF PPS PERM FOR BUILDING SPRINKLER SYSTEM
- ⑫ LOCATION OF MILA PERM BLDGS - SEE MECHANICAL DRAWINGS
- ⑬ # OF CONCRETE BASED STOP - SEE DETAILS
- ⑭ CYCLIC PARKING SPACES (4)
- ⑮ CURB CUTS AND GUTTERS TO BE REPAVED - SEE CIVIL DRAWINGS
- ⑯ LINE OF BUILDING CHIMNEYS - TYPICAL - SEE BUILDING ELEVATIONS



NORTH

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E-mail: [orion@anchors.com](mailto:orion@anchors.com)

CROWN BUILDERS, INC.  
NORTHSIGHT OFFICE PARK  
1400 N. NORTHSIGHT BLVD.  
SCOTTSDALE, AZ 85260



Creating  
New  
Site Plan

Revisions

Date: 10/05/05

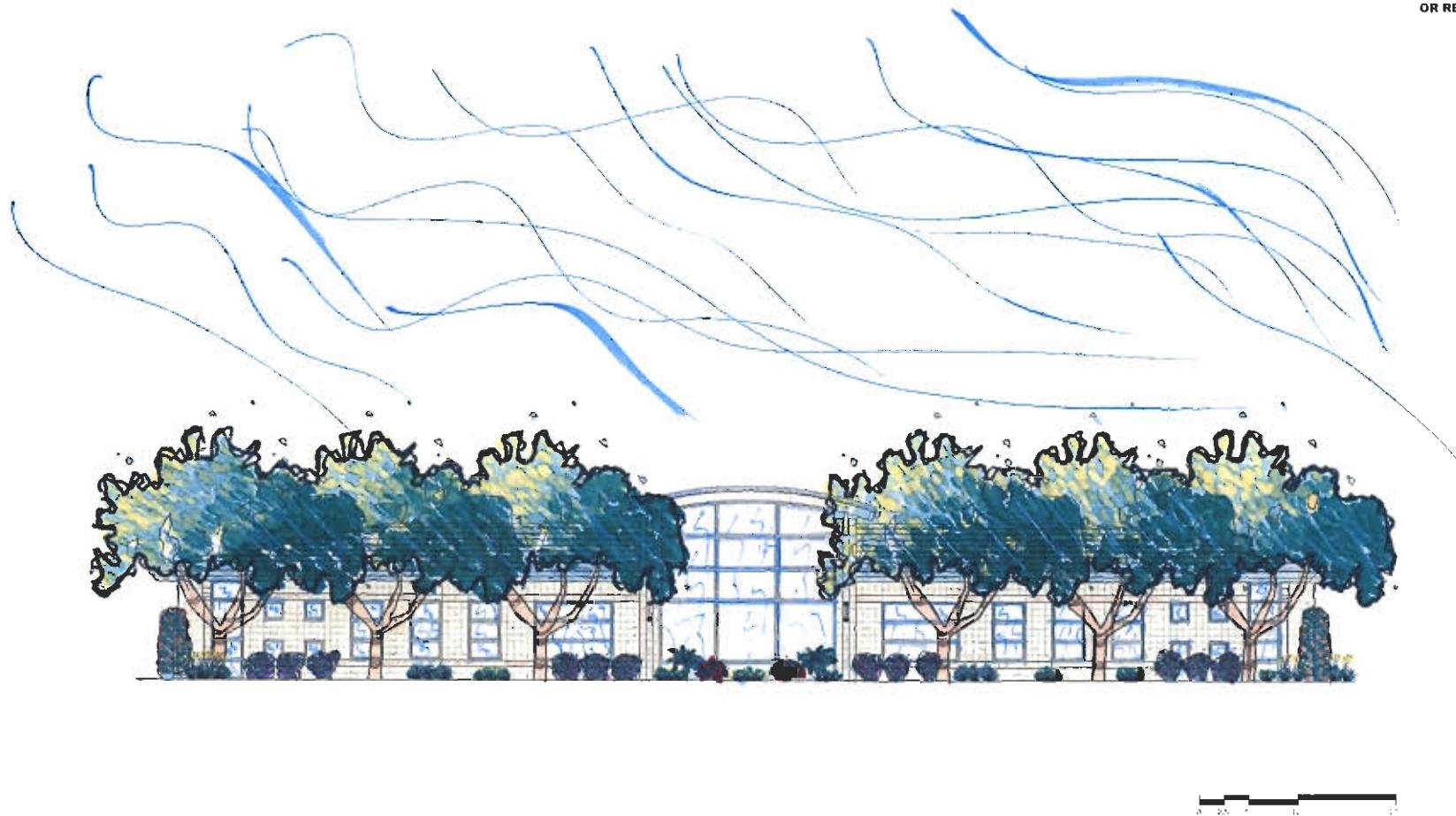
Project Number:  
64-DR-2005

Drawing No.:  
CIV-001

SP1.0



PRELIMINARY NOT  
FOR CONSTRUCTION  
OR RECORDING



CROWN BUILDERS, INC.  
NORTHSHINE OFFICE PARK  
4600 N. NORTHSHINE BLVD.  
SCOTTSDALE, AZ 85255

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(602) 955-1929 (602) 954-4760 FAX  
[design@larson-architects.com](mailto:design@larson-architects.com)



Drawing Name:  
CONCEPTUAL  
LANDSCAPE  
DESIGN  
Revisions:

Date: 07/13/05

Project Number:  
2005-103

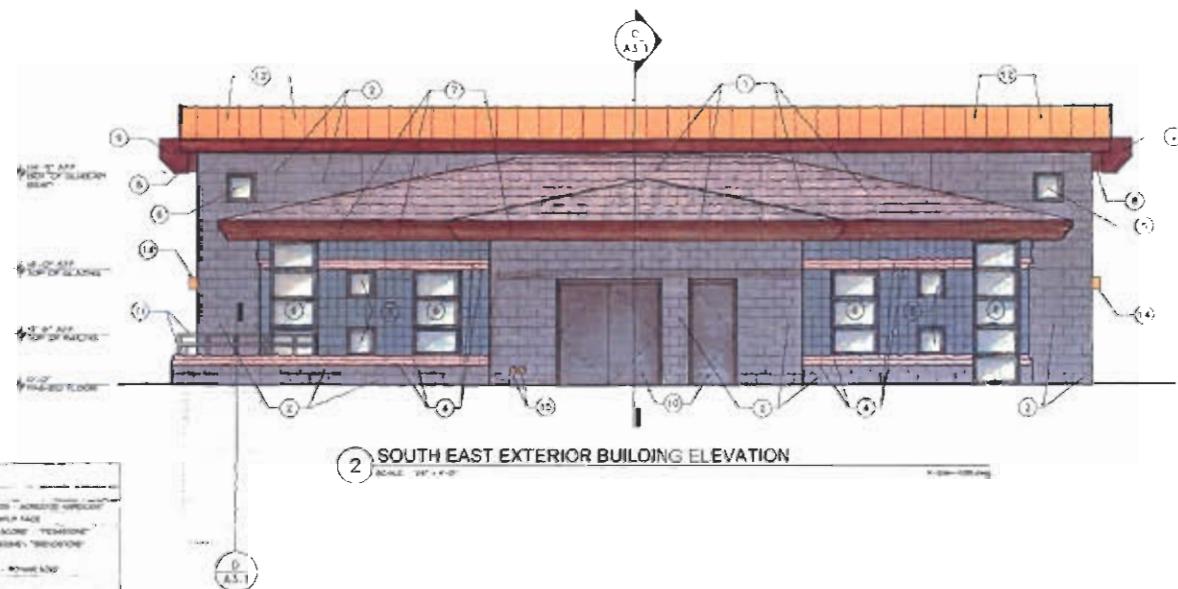
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CL-1  
OF 1

64-DR-2005

07/13/05



## **SOUTH WEST EXTERIOR BUILDING ELEVATION**



2) SOUTH EAST EXTERIOR BUILDING ELEVATION

#### ELEVATION KEYNOTES

- ① CANTER'S ROOF TILE -  ✓

② SPLASH-FACE CUTS -  ✓

③ CENTER-SCORED CUTS -  ✓

④ ✓ P-100 - ASBESTOS BOARD -

⑤ SPLASH-FINISHED CUTS -  ✓

⑥ EXTERIOR GLAZING - **VARIOUS** - DIA. PLATE, TROWELER NO. THREE FACE CUTTING & RECORDED ALUMINUM PLATES  
WALL PANELS, DOORS, ETC. - **GLAZED** - **RECORDED**  
ASBESTOS WRAITH - **ASBESTOS**

⑦ FABRIC - **NO. 100** - **ASBESTOS** -  ✓

⑧ GLASS/PLATE - **WIDE** **SHALLOW** **CRACKS** -

⑨ METAL SHEET END-CUTS - **WARPED** -  ✓

⑩ METAL DOOR JAMB -  ✓

⑪ ✓ 1/8" GLAZED METAL - **PAINTED** - **P.T.** -

⑫ GLASS/PLATE METAL RESTING - **1/4" METAL** - **COPPER**  
FRAY - **GLASS** -

⑬ WALL SOURCE GLOBO LIGHT - **YEST** - **STYLISH CRISTA** -  
HOSPITAL PLATE H.D. COLOR, BATH BRIDGE, CYLINDRICAL

⑭ WALL SOURCE CHROME PLATED - **YEST** - **STYLISH CRISTA** -  
HOSPITAL PLATE H.D. COLOR, BATH BRIDGE, CYLINDRICAL  
COLOR, CHROME (PROBABLY 21 K)

⑮ CURTAIN ROD DRAPES - **COLLAGEN** - **WHITE** - **SHREWD**

CELESTE BUILDERS, INC.  
NORTHEAST OFFICE PARK  
LOGAN NORTHSHIRE BLDG.  
POTSDAM, NY 13879

A circular library stamp with the text "STATE LIBRARY MELBOURNE" around the perimeter and "VICTORIA" in the center.

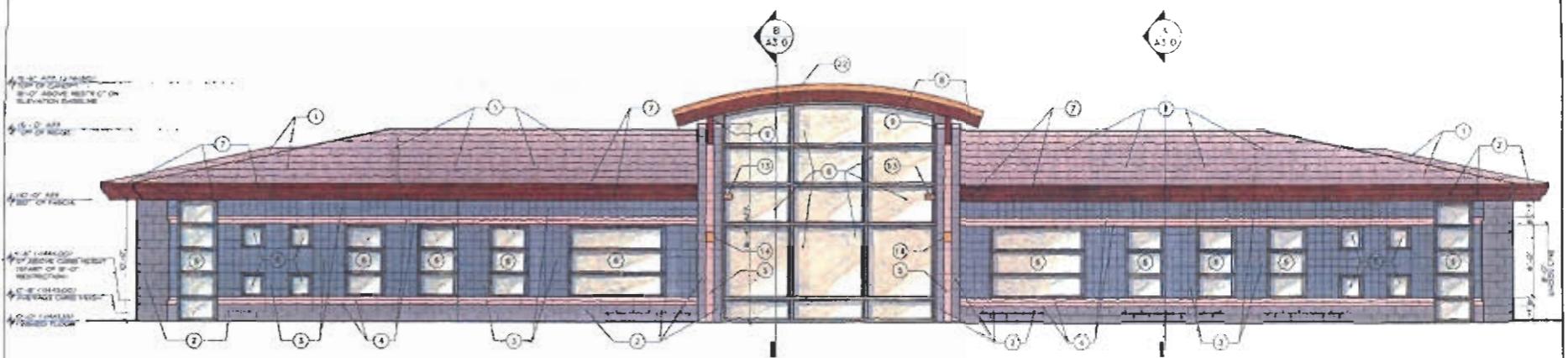
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Sainte-Élise  
1900-1901

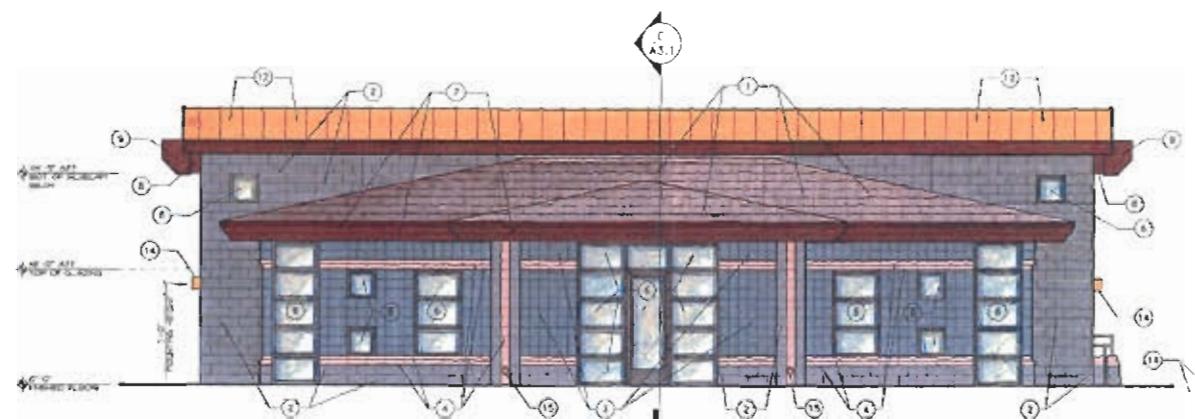
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07/13/05



### 3 NORTH EAST EXTERIOR BUILDING ELEVATION



**4 NORTH WEST EXTERIOR BUILDING ELEVATION**

FINISH LEGEND		
ITEM #	DESCRIPTION	COLOR
000-1	ALUMINUM ALLOY	"T65" SPRAY - BRIGHT - ALUMINUM W/ IRIDESCENT
000-2	ALUMINUM ALLOY	H161 - COCOA BROWN SPW FADE
000-3	ALUMINUM ALLOY	TAUPE METALLIC COVER COLOR - TAUPE
000-4	ALUMINUM ALLOY	SHINY PINK - HIBISCUS - PINK/RED
000-5	ALUMINUM ALLOY	(S-14) - CHROME PLATED - CHROME COLOR
P-1	PLATE	BLACK - BLACK
P-2	PLATE	WHITE - WHITE
P-3	PLATE	WHITE - WHITE
P-4	PLATE	WHITE - WHITE

ELEVATION KEYNOTES

- 1 CONCRETE REEF TUBE

2 SPLICE-PIPE CHT

3 CENTER-ARMED CHT

4 AT/HYD ALARM BAND

5 SHOOTER PISTOL-Grip

6 STABILIZER BLADING POSITION - DIA. TURN WHEEL TO  
CENTRE FACE INDICATOR & SPINDED ALUMINIUM PLATE  
TO POSITION, THEN TURN WHEEL BACK TO POSITION  
STABILIZER

7 FAUCET AND SPRAY - PARSED

8 MUSCLE-BEAT - THREE TUTORIAL MODES

9 FETAL DENT-EACH UP - PARSED

10 FETAL DENT - PARSED

11 FETAL DIA. FETAL HEAD AND RIB - PARSED

12 KANGAROO BREATH-HEALTH WORKING - 100-HITTING - CAPTURE  
POINT OF 100

13 BILL SOURCE COPIER LIGHT - TYPEA - 215V-50Hz CIRCUIT  
14 BILL SOURCE COPIER LIGHT - TYPEB - 215V-50Hz CIRCUIT  
15 BILL SOURCE COPIER LIGHT - TYPEC - 215V-50Hz CIRCUIT  
16 CLINT WEST COAST COMPUTER VEHICLE - ENGINE

Drawing Name:  
BASIS OF DESIGN  
SHEET NUMBER  
  
Sheet Name:  
  
Date: 03/07/09  
  
Project Number:  
2008-103

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